COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning & Zoning / Public Works	Presenter(s):	Pete Frisina / Phil Mallon
Meeting Date:	Wednesday, March 2, 2011	Type of Request:	New Business

Wording for the Agenda:

Director of Community Development Pete Frisina will ask for direction on how to redesignate remnants of old road right-of-way resulting from the reconfiguration of property that was formerly portions of Huiet and Lester Roads, as related to existing platted properties known as Waterlace and Postal Commons.

Background/History/Details:

Portions of Huiet Road and Lester Road have been removed due to the construction of Phase One of the West Fayetteville Bypass. Fayette County is in the process of revising two Final Plats (Waterlace and Postal Commons) as a result of property exchanges in connection with the West Fayetteville Bypass and the designation of these areas as right-of-way or County open space has an effect on how the setbacks will be depicted on the revised Final Plats based on Section 5-15 of the Zoning Ordinance. This section states "When a common area, open space, or conservation area is located between a lot and the street, the setback on the lot shall be measured from the right-of-way as a front yard setback or from the common area as a side or rear setback and whichever is greater shall apply as enacted October 1, 2008."

What action are you seeking from the Board of Commissioners?

Permission to bring this issue to the Board for a vote at a Thursday night meeting.

If this item requires funding, please describe:

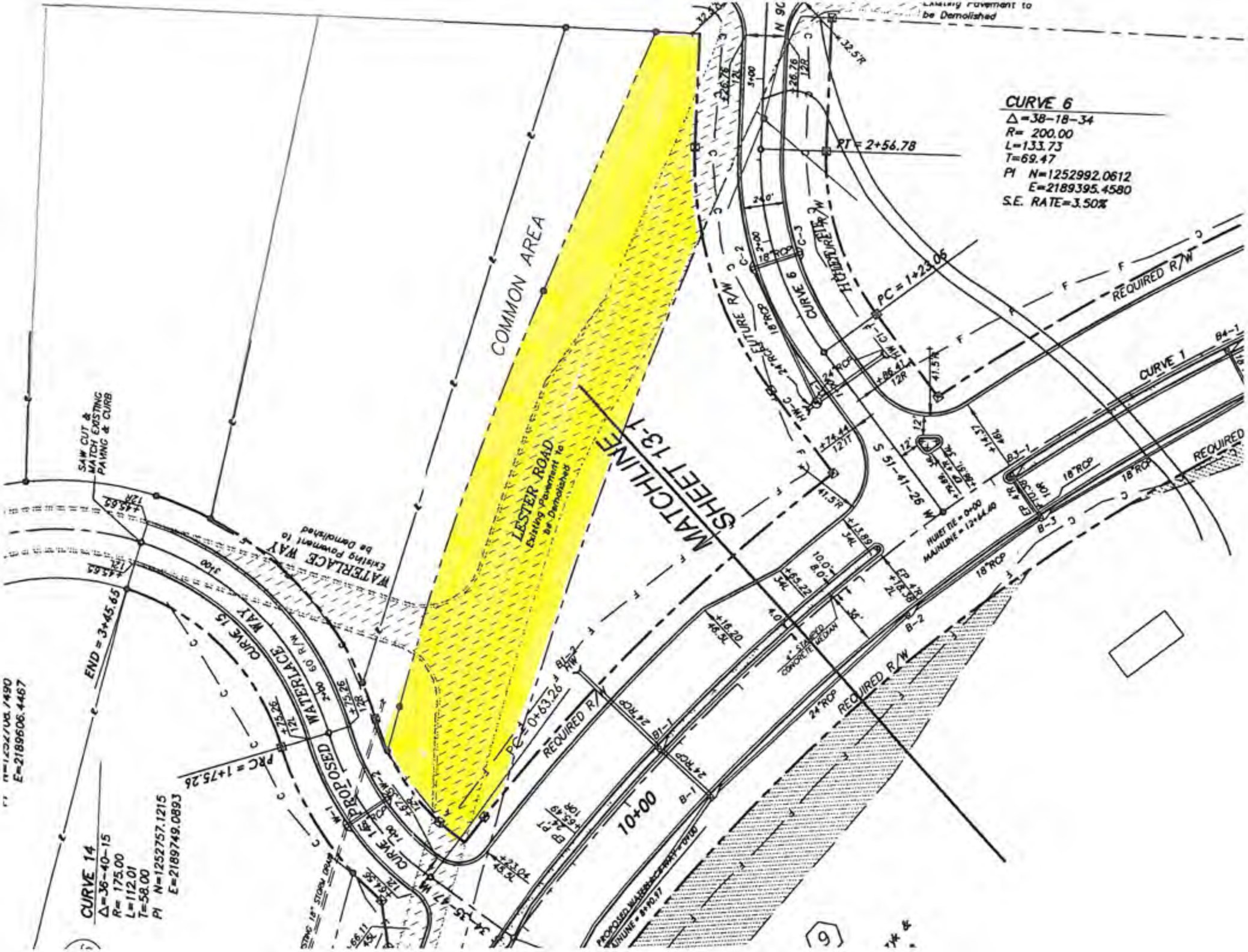
Not applicable.

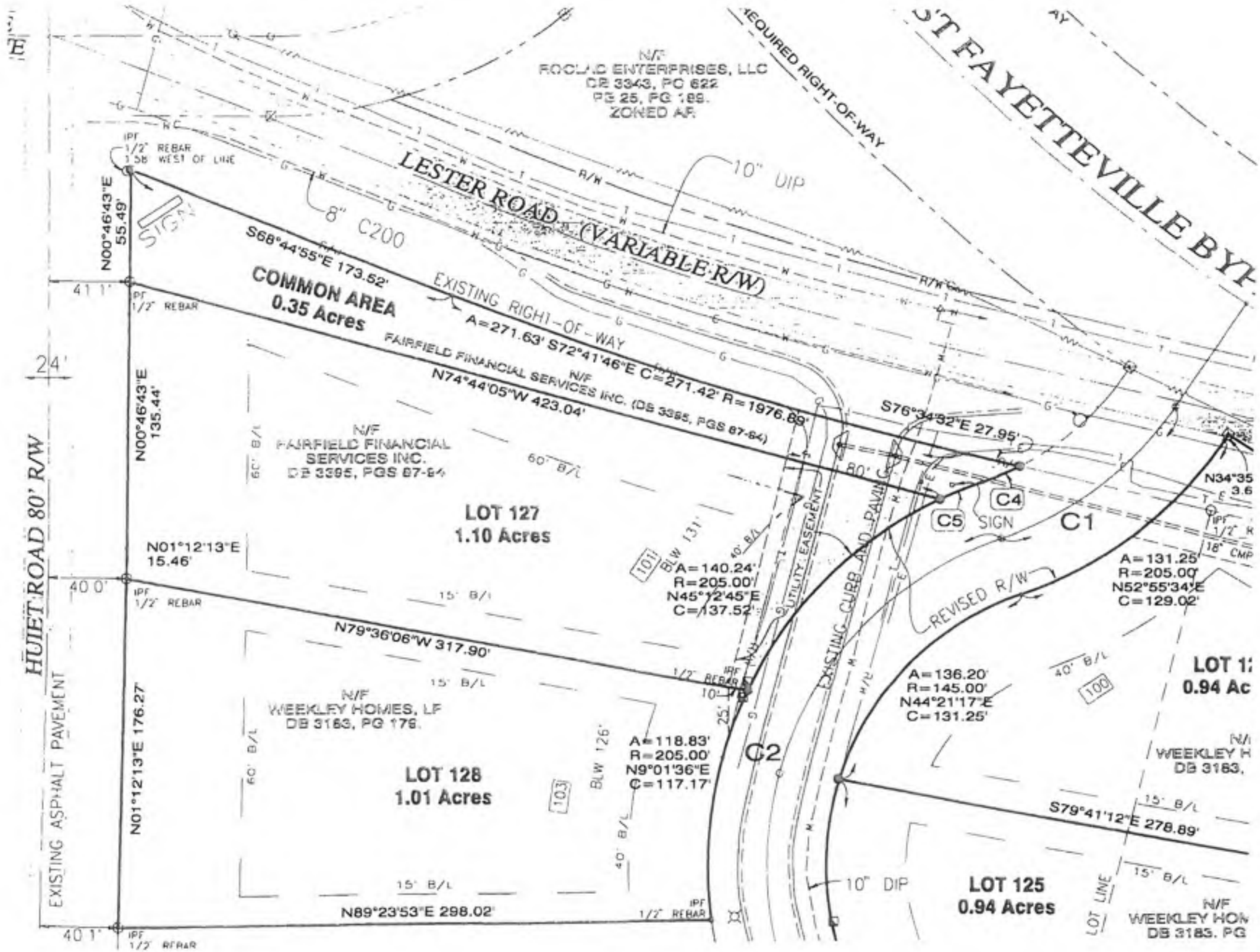
Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	Yes	Back-up Material Submitted?	Yes

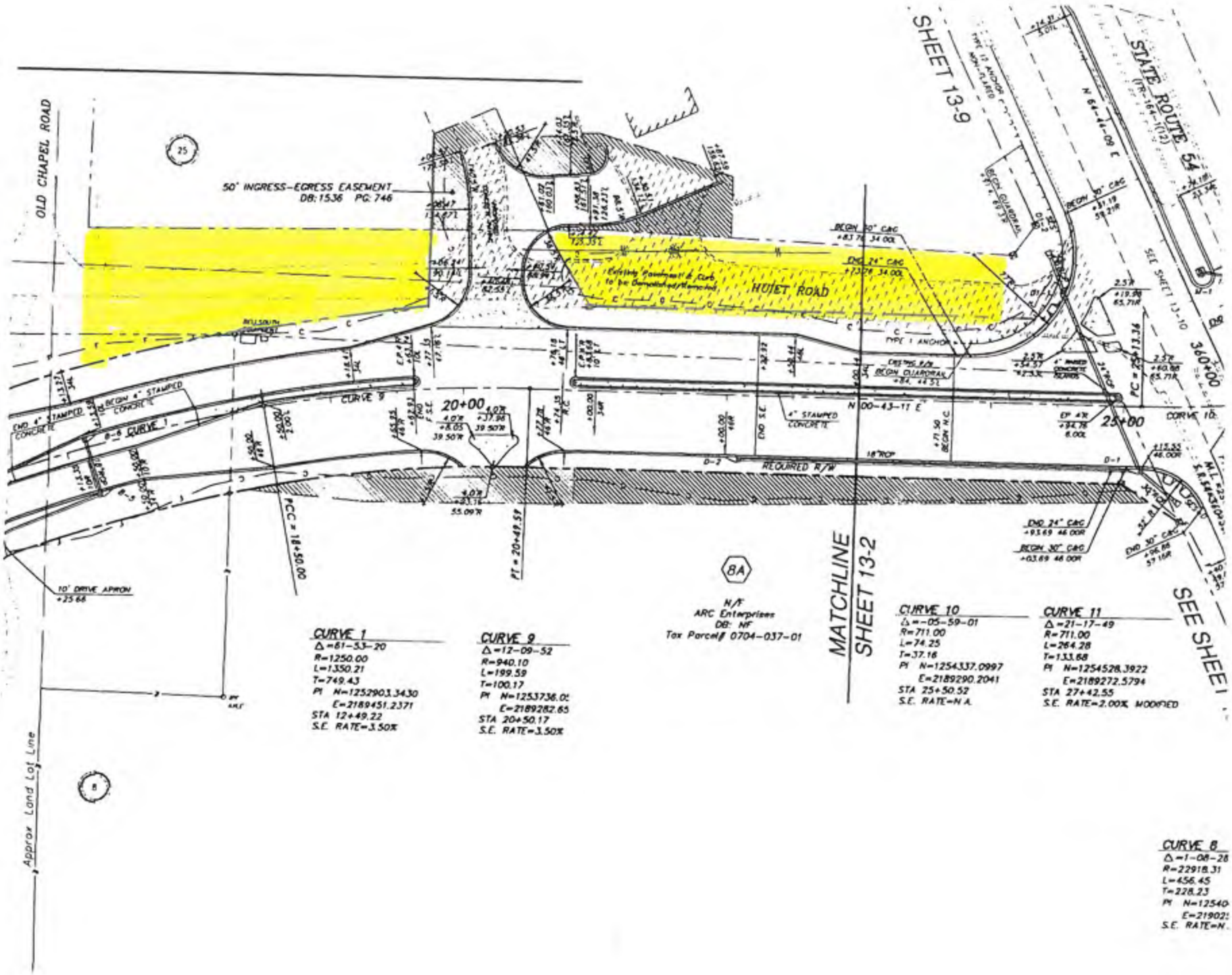
STAFF USE ONLY

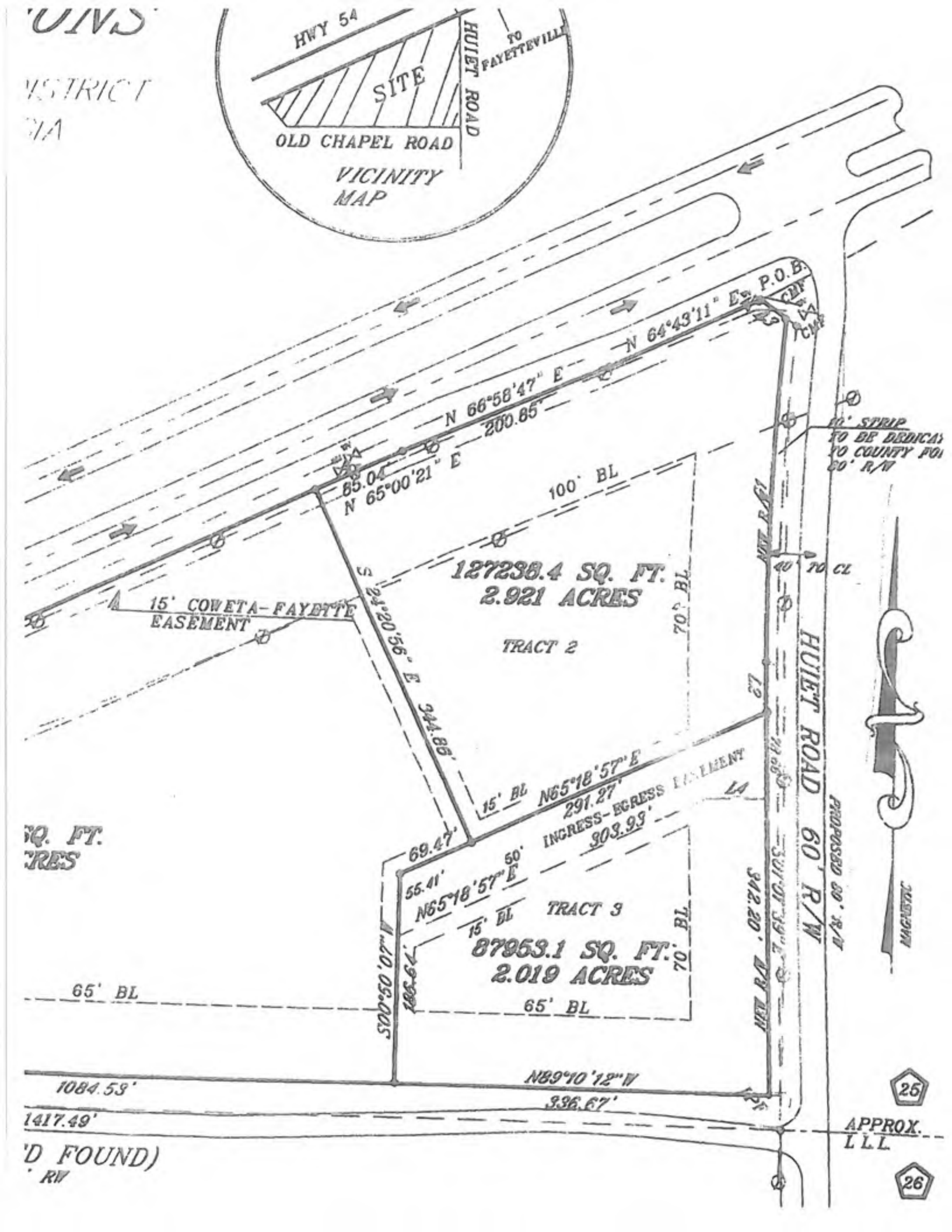
Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:


CURVE 6
Δ=38-18-34
R= 200.00
L=133.73
T=69.47
PI N=1252992.0612
E=2189395.4580
S.E. RATE=3.50%
PT = 2+56.78
PC = 1+23.06
HIGHLAND PKWY
CURVE 6
FUTURE R/W
COMMON AREA
LESTER ROAD
Existing Pavement to be Demolished
MATCHLINE SHEET 13-1
REQUIRED R/W
CURVE 1
S 51-41-26 W
HIGHLAND PKWY
WATERLACE WAY
PROPOSED
CURVE 15
CURVE 14
Δ=36-40-15
R= 175.00
L=112.01
T=58.00
PI N=1252757.1215
E=2189749.0893
PC = 0+63.26
PRC = 1+75.26
END = 3+45.65
SAW CUT & MATCH EXISTING PAVING & CURB
10+00
24"RCP
18"RCP
4" STAMPED CONCRETE MEDIAN
PROPOSED WATERLACE WAY
MAINLINE = 8+70.17
9


N/F
ROCLAC ENTERPRISES, LLC
DB 3343, PG 622
PG 25, PG 189.
ZONED AR
REQUIRED RIGHT-OF-WAY
ST FAYETTEVILLE BYP
LESTER ROAD (VARIABLE R/W)
10" DIP
8" C200
IPF 1/2" REBAR 1.58' WEST OF LINE
N00°46'43"E 55.49'
S68°44'55"E 173.52'
COMMON AREA
0.35 Acres
EXISTING RIGHT-OF-WAY
A=271.63' S72°41'46"E C=271.42' R=1976.89'
FAIRFIELD FINANCIAL SERVICES INC. (DB 3395, PGS 87-94)
N74°44'05"W 423.04'
S76°34'32"E 27.95'
41.1'
24'
N00°46'43"E 135.44'
N/F
FAIRFIELD FINANCIAL
SERVICES INC.
DB 3395, PGS 87-94
LOT 127
1.10 Acres
N01°12'13"E 15.46'
40.0'
HUIET ROAD 80' R/W
EXISTING ASPHALT PAVEMENT
N79°36'06"W 317.90'
N01°12'13"E 176.27'
N/F
WEEKLEY HOMES, LF
DB 3183, PG 176.
LOT 128
1.01 Acres
N89°23'53"E 298.02'
40.1'
A=140.24'
R=205.00'
N45°12'45"E
C=137.52'
A=118.83'
R=205.00'
N9°01'36"E
C=117.17'
C2
UTILITY EASEMENT
EXISTING CURB AND PAVEMENT
REVISED R/W
C4
C5
SIGN
C1
A=131.25'
R=205.00'
N52°55'34"E
C=129.02'
A=136.20'
R=145.00'
N44°21'17"E
C=131.25'
S79°41'12"E 278.89'
10" DIP
LOT 125
0.94 Acres
LOT 1
0.94 Ac
N/F
WEEKLEY H
DB 3183,
N/F
WEEKLEY HOM
DB 3183, PG
LOT LINE


OLD CHAPEL ROAD
50' INGRESS-EGRESS EASEMENT
DB:1536 PG:746
HUIET ROAD
SHEET 13-9
STATE ROUTE 54
SEE SHEET 13-10
MATCHLINE
SHEET 13-2
SEE SHEET
REQUIRED R/W
CURVE 1
CURVE 9
CURVE 10
CURVE 11
20+00
25+00
360+00
PCC = 18+50.00
PT = 20+49.59
N 00-43-11 E
N 64-46-09 E
10' DRIVE APRON
Approx Land Lot Line
N/F
ARC Enterprises
DB: NF
Tax Parcel# 0704-037-01
CURVE 1
Δ=61-53-20
R=1250.00
L=1350.21
T=749.43
PI N=1252903.3430
E=2189451.2371
STA 12+49.22
S.E. RATE=3.50%
CURVE 9
Δ=12-09-52
R=940.10
L=199.59
T=100.17
PI N=1253736.0
E=2189282.65
STA 20+50.17
S.E. RATE=3.50%
CURVE 10
Δ=-05-59-01
R=711.00
L=74.25
T=37.16
PI N=1254337.0997
E=2189290.2041
STA 25+50.52
S.E. RATE=N.A.
CURVE 11
Δ=21-17-49
R=711.00
L=264.28
T=133.68
PI N=1254528.3922
E=2189272.5794
STA 27+42.55
S.E. RATE=2.00% MODIFIED
CURVE 8
Δ=1-08-28
R=22918.31
L=456.45
T=228.23
PI N=12540
E=21902
S.E. RATE=N.


HWY 54
TO FAYETTEVILLE
HUIET ROAD
SITE
OLD CHAPEL ROAD
VICINITY MAP
P.O.B.
N 64°43'11" E
N 66°58'47" E
200.85'
85.04'
N 65°00'21" E
100' BL
127238.4 SQ. FT.
2.921 ACRES
TRACT 2
70' BL
15' COWETA-FAYETTE EASEMENT
S 24°20'56" E
344.86'
15' BL
N65°18'57" E
291.27'
INGRESS-EGRESS EASEMENT
303.93'
69.47'
55.41'
50'
N65°18'57" E
TRACT 3
87953.1 SQ. FT.
2.019 ACRES
65' BL
S00°50'07" W
N89°10'12" W
336.67'
1084.53'
1417.49'
HUIET ROAD 60' R/W
PROPOSED 60' R/W
MAGNETIC
APPROX. L.L.L.
25
26